

**RE-SUBDIVISION OF LOT 44  
COUNTRY VILLAGE #2**

**ENVIRONMENTAL ASSESSMENT**

## I. SUMMARY

Applicant is proposing to split Lot 44 of Country Village Unit #2. Proposal would create two one acre lots from a 2+ acre lot with an existing single residential unit. This subdivision has been permitted by the County for adjacent parcels. Country Village is located south of West Reserve Drive between the Stillwater River and Whitefish Stage Road. The lot address is 640 Country Way.

This area at the north end of Kalispell has been the site of substantial development over the last 15 years. This includes major commercial development along the Highway 93 corridor directly to the west and residential subdivision development in recently incorporated land directly to the south. For all intent and purpose the Country Village subdivision character has migrated from suburban to urban.

The developed character and environment of the immediate area has move to higher density residential use. With the exception of the Stillwater River corridor, natural resource, wildlife and habitat values are non-existent in the area. Country Village has existing community and utility services. One additional residential lot will not tax these services. Creation of a new building lot in this area is consistent with the growth plan.

There will be no significant or major impacts from this proposal. No natural resource values will be affected. No new community services will be required. One additional septic system will be created. Six to ten additional daily trips will be added to the transportation system.

## II. PROPOSAL

Applicant is proposing a re-subdivision of Lot 44 of Country Village Unit #2. Lot 44 is a 2.027 acre lot containing a single residential unit on the west half. The lot would be split into two lots. Lot 44A would be 1.02 acres and retain the residential unit. Lot 44B would be 1.01 acres and provide one new building site. Figure 1 is the plat of the existing subdivision. Figure 2 shows the current lot with the existing residential building and the proposed lot split.

The proposal would require no new infrastructure or extension of services. One single family home would be constructed.

### **III. SETTING**

Country Village #2 is at the north end of the City of Kalispell within its 3 mile buffer. It is an urban environment located adjacent to the most rapidly developing area of the Flathead Valley; see Figure 3.

#### **HISTORY**

Country Village Unit #2 was platted in 1978 as a mix of 1 and 2 acre lots. The surrounding area was under county jurisdiction. The area was semi-rural and predominately unzoned at the time. It was mostly used for seasonal agriculture. The area between the Stillwater River and Highway 93 was undeveloped except for a gravel pit. The area west of Highway 93 was open state lands.

After the development of Country Village additional residential development of higher density began to occur in the area with the Mission subdivisions to the east. Flathead Valley Community College built a new campus along Highway 93 in 1990. The City of Kalispell continued to expand to the north toward West Reserve Drive. In 2000 commercial development began at the intersection of Highway 93 and West Reserve Drive. In 2007 the new Glacier High School opened to the west on West Reserve Drive.

#### **CURRENT CONDITION**

The re-subdivision of Lot 44 Country Village #2 will occur in the rapidly developing north section of the Kalispell urban area. The Highway 93 corridor has seen several residential and commercial projects over the last few years. Although the recession slowed and/or postponed some development, most has picked back up in the last year.

The large parcels to the south of Country Village #2 have been annexed into the city and developed into high density residential subdivisions. To the east is county medium density residential. To the west across the Stillwater River are three major shopping centers with a fourth currently under construction. Across West Reserve Drive to the north commercial development has begun to move from Highway 93 down the road to the east. A major residential and commercial development proposal for a large block of the land east of 93 and north of Reserve was floated several years ago but withdrawn. Ideas for

development of this land continue to surface.

The adjacent parcels to the east and west of Lot 44 were recently subdivided into 1 acre lots. A water oriented subdivision is under construction along Whitefish Stage Drive north of West Reserve.

The north end of the Highway 93 By-pass is scheduled for completion this year. Its north terminus will be at the Highway 93/West Reserve Drive intersection. This will continue to drive growth in the area.

## **IV. AFFECTED ENVIRONMENT**

Country Village #1 and #2 is a low density residential community. The initial setting was a rural environment surrounded by agricultural use. This has changed to an urban environment. The City of Kalispell has been slowly annexing parcels in the area as development proceeds. Recent development in the area has included high density residential, retail and light commercial.

### **NATURAL SYSTEM**

Division of Lot 44 and development of a new dwelling is consistent with character and use of the area. This area has already been highly disturbed and developed. Other than the Stillwater River corridor and riparian area, natural systems and habitats no longer exist.

#### **SURFACE WATER**

The closest surface water is the Stillwater River approximately 530 feet to the west. The Whitefish River is a little over 1 mile to the east. Figure 4 shows the location of the River and the FEMA delineated 100 year floodplain boundary. The floodplain zone is approximately 240 feet away from and 50'+ lower than Lot 44. All known wetlands in the immediate area are contained in the floodplain.

Potential for surface water impact has been analyzed in conformance with DEQ regulations and suitability for an individual wastewater treatment system. Most of this information is attached.

Division of Lot 44 and the construction of a new dwelling will have no impact on the Stillwater River or the wetlands associated with the riparian zone.

#### **GROUND WATER**

Percolation testing done in March 2005 found no ground water or mottles at a depth to 8 feet; see attachment 1. Analysis performed at Lot 6 Country Village #1 in 2003 estimated the depth to the water table during the high water period at 78 feet. Depth to bedrock or other impervious material was also 78 feet. This location is less than 1000 feet from Lot 44 and at

approximately the same elevation.

Division of Lot 44 and the construction of a new dwelling will have no impact on ground water.

#### GEOLOGY and SOILS

Lot 44 is located in an alluvium geologic deposit of the quaternary period. There are no known geologic hazards in the area.

Lot 44 is essentially flat with a slope under 1%. The area to be split off as a new building lot has had no excavation, grading or surface disturbance in the past 25 years. The ground is well settled from any previous activity. A soil profile shows the top 8 feet to be made up of sandy and silt loam, see attachment 2.

There are no geological, topological or soil conditions that will require unusual or non-standard building methods. The level lot will not require additional grading or erosion controls.

#### VEGETATION

Lot 44 was cleared of any remaining native vegetation during initial subdivision development. Previously the area was disturbed for use as seasonal agriculture. Currently the parcel is mostly landscaped with some areas of spruce and pine trees left from a previous small christmas tree farm.

Country Village #2 is an old, mature subdivision with full build-out. Most lots are fully landscaped with no natural areas left. Noxious weeds are not an issue in the subdivision. Because the parcels to the south of the subdivision were undeveloped until recently there has been sporadic invasion of knapweed. Attachment 8 is a Weed Control Plan.

There will be no impacts to critical or protected plants or habitats.

#### WILDLIFE and HABITAT

The annexation by the City of Kalispell and subsequent subdivision development of the parcels to the south has drastically reduced any wildlife use of the area. The Stillwater River corridor continues to provide travel and foraging

opportunities for wildlife. The division of Lot 44 will have no impact on the river corridor, the riparian habitat or its use by wildlife.

Lot 44 provides no wildlife habitat, no wildlife refuge and no corridor linkage. There are no state or federal identified critical habitats associated with this parcel. There will be no wildlife impacts.

#### AGRICULTURE and TIMBER

Prior to development of the Country Village subdivision the land was used for seasonal agriculture. Currently limited seasonal agriculture mixed with commercial properties occurs to the north across West Reserve Drive. Recent agriculture use to the south was eliminated with annexation into the City of Kalispell and new subdivision development.

Division of Lot 44 will not impact any agricultural activities in the area.

#### CULTURAL RESOURCES

Since this is a previously developed subdivision any cultural resources would have been disturbed and most likely destroyed in the initial development. Recent residential development to the south and commercial development in the Highway 93 corridor did not identify cultural resources in the area.

There will be no cultural resources impacted.

#### VISUAL

Division of Lot 44 and construction of a new dwelling matches the character, structures and use of the area. It will be consistent with the visual makeup and will blend with the surrounding properties. There will not be any interference with existing view sheds.

There will be no visual impacts.

#### AIR QUALITY

No additional roads, new utility structures or substantial earth excavation will be required by the re-subdivision. Minor dust events may occur during trenching when the home construction



phase begins. Ground disturbance will be limited to normal home building activities. Water will be used to control disturbed areas during construction. The lot will be landscaped after construction.

There will be no activities that will add particulate matter, nitrogen oxides or CO into the air.

There will be no air quality impacts.

#### AREA HAZARDS

This area is not in the Wildland Urban Interface. Lot 44 was cleared and prepared for building during the initial subdivision development. There are no hazardous material, structures or geologic hazards on the site.

#### COMMUNITY

Lot 44 is in a fully developed subdivision. Roads and utility services are already in place. It is within the 3 mile buffer of the City of Kalispell.

#### WATER SUPPLY

Country Village #2 has public water service from Evergreen Water and Sewer. The District has agreed to provide service to the new lot as indicated in attachment 3. An existing 6' main runs down the front of the parcel as indicated on the Plat. A connection can be made without additional extension or alteration.

#### SEWAGE DISPOSAL

Lot 44A has an existing wastewater treatment system (septic) permitted in 1983. It has been properly maintained and has had no problems or issues. It will be pumped and inspected prior to any development.

Lot 44B will require a new on-site wastewater treatment system. Although Evergreen Water and Sewer can provide water they have no sewer service in the area. The City of Kalispell provides sewer service to Stillwater Bluffs south of the parcel; see figure 5. The closest sewer line is approximately 350 feet at the end of St Chappelle Court. Connection would not be permitted to this location because a 30' ravine would need to be

crossed. The only possible connection would be if the main was extended down Country Way South to Country Way and then run west to the parcel. This is a distance over 1000' and would require a pumping station. The City of Kalispell has no future plans for this extension(Kalispell Public Works Department).

Application has been made to DEQ/County Health for approval of a new on-site wastewater treatment system for Lot 44B. A new single family home is estimated to produce 26.7 ft<sup>3</sup>/day of effluent. The system will be designed to adequately handle the effluent, meet all state standards and not degrade surface waters. Calculations for Nitrate Sensitivity Analysis and Phosphorous Breakthrough Analysis are shown in attachments 4 and 5. These are within allowable values.

#### STORM WATER DRAINAGE

Lot 44 is a developed parcel for residential use. The slope on the lot is less than 1%, see figure 6. Proposed Lot 44A has an existing dwelling and is fully landscaped. Proposed Lot 44B is substantially treed and partially landscaped with final landscaping to occur after home construction. All storm water is currently absorbed on the property with no run off to other surrounding properties. There will be no earth moving, scraping or changes to topography required for development.

A Storm Water Drainage Plan has been developed in compliance with ARM 17.36.310; see attachment 6.

#### SOLID WASTE DISPOSAL

Evergreen Disposal and Kalispell Disposal provide solid waste collection in the existing subdivision. No new service will be required.

#### ROADS

Lot 44 fronts on Country Way an internal subdivision road. The road has a 24' wide paved surface in 60' wide right of way. Country Way is a county maintained road with low traffic volumes. The road has capacity to handle the additional 6 - 10 daily trips a new dwelling will create.

A new parcel access will be required but no new road construction will be necessary. The slope from road to the parcel is flat, access construction will not interfere with road drainage or require nonconforming design.

#### UTILITIES

All utilities are currently available to the subdivision. Flathead Electric Cooperative provides electrical service, Northwestern Energy provides natural gas and CenturyLink provides telephone service. All services are provided underground and their location is shown on the Plat. Direct connection will be made to these services.

#### EMERGENCY SERVICES

Country Village #2 is located in the Evergreen Fire District. Evergreen Fire Rescue provides fire and ambulance services. Evergreen Fire Rescue has indicated that services will be provided to the subdivision, see attachment 7. A fire hydrant is located on Lot 44.

Full medical and emergency services are available at Kalispell Regional Medical Center. The hospital is approximately one mile from Lot 44.

The Flathead County Sheriff Department currently provides protection to this location. The location at the north end of Kalispell allows for short response times.

All emergency services are already provided to Country Village #2.

#### SCHOOLS

Lot 44 is located in Kalispell District 5. Edgerton Elementary and Glacier High School are less than a half mile from the lot. Kalispell Middle School is 1 mile from the lot and has current bus service to the area. A new single family residence could add 2 students to the school system. This would not be expected to add an unexpected burden to the system.

#### LAND USE

The area is a mix of high, medium and low density county and city residential subdivisions. The re-subdivision of Lot 44

will not alter or encourage change in the current land use of the area. It does in fact meet the goal of encouraging residential development within the urban area where services are readily available and will not contribute to sprawl. The County recently permitted subdivision to 1 acre lots for parcels adjacent to Lot 44.

Lot 44 is within the 3-mile buffer of the City of Kalispell. Re-subdivision is consistent with the County Growth Plan for the area. The City has no current plans for future annexation or the extension of services per meeting with city planning and public works.

#### HOUSING

Lot 44 has one existing dwelling unit. The re-subdivision will add one additional single family residential unit on a 1 acre lot. It is consistent with the Country Village #2 density. It is consistent with the zoning and growth policy for the area.

#### PARKS and RECREATION FACILITIES

There will be no park or recreational facilities created with this re-subdivision. Recreational facilities in the surrounding area include Kidsport, FVCC tennis courts, a bicycle/pedestrian path, 2 neighbor parks and an unimproved park directly behind the lot.

#### PUBLIC HEALTH and SAFETY

The re-subdivision of Lot 44 will occur on previously developed land. There is no asbestos, contaminated water or soil, or other geologic hazards on the property. There will be no disturbance of the land surface other than necessary trenching for home construction and additional landscaping.

The re-subdivision will not adversely impact public health or safety.

## **V. SIGNIFICANT IMPACTS and MITIGATION**

The re-subdivision of Lot 44 in Country Village #2 will take place in an existing subdivision. The Lot was previously graded and developed for residential use. There will be no new impacts to the natural environment. Community impacts will consist of the addition of one single family residence. This will occur within the urban boundary of the City of Kalispell where new development is encouraged. All services are available and already serving Lot 44.

There will be no significant impacts from the re-subdivision of Lot 44 Country Village #2. There is no mitigation proposed.

## **FIGURES and ATTACHMENTS**

### FIGURES

1. Country Village #2 Plat
2. Proposed Split of Lot 44
3. Area of Proposal
4. Map of 100 Year Floodplain
5. Kalispell Sewer Line
6. Map of Slope

### ATTACHMENTS

1. Percolation Test
2. Soil Profile
3. Letter of Water Service
4. Nitrate Sensitivity Analysis
5. Phosphorous Breakthrough Analysis
6. Storm Water Drainage Plan
7. Letter of Fire Protection Service
8. Weed Control Plan

SUBDIVISION PLAT  
 COUNTRY VILLAGE UNIT N  
 NE  $\frac{1}{4}$ , Section 31, T.29N., R.21W., P.M.M.  
 FLATHEAD COUNTY  
 Sheet 2 of 2





FIGURE 2



114°19'04"W 48°14'16"N elev 911.00m, eye alt 1.03 km



FIGURE 3



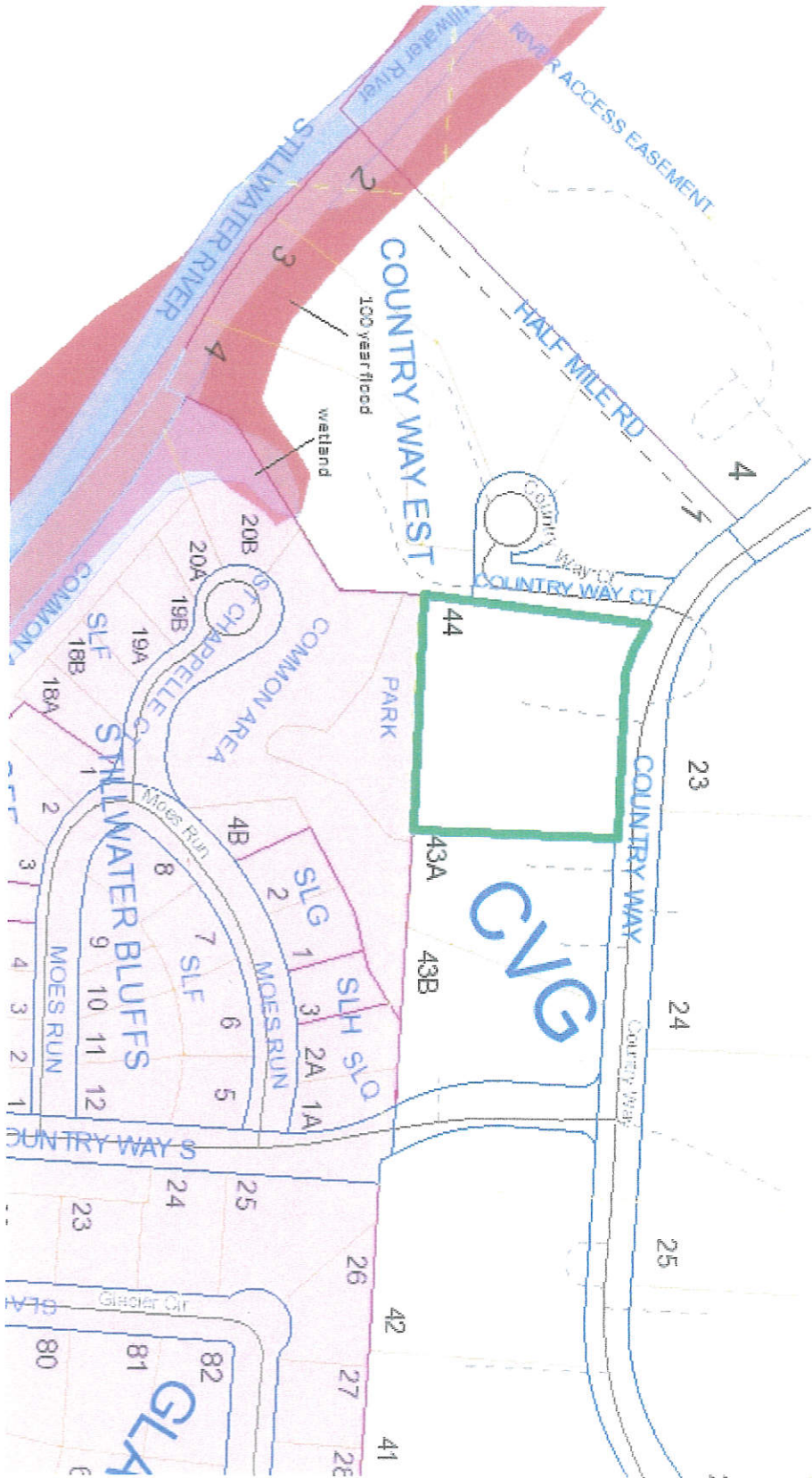
114°19'25"W 48°14'27"N elev 908.14m, eye alt 2.07 km

esi

APR - 4 2016



FIGURE 4





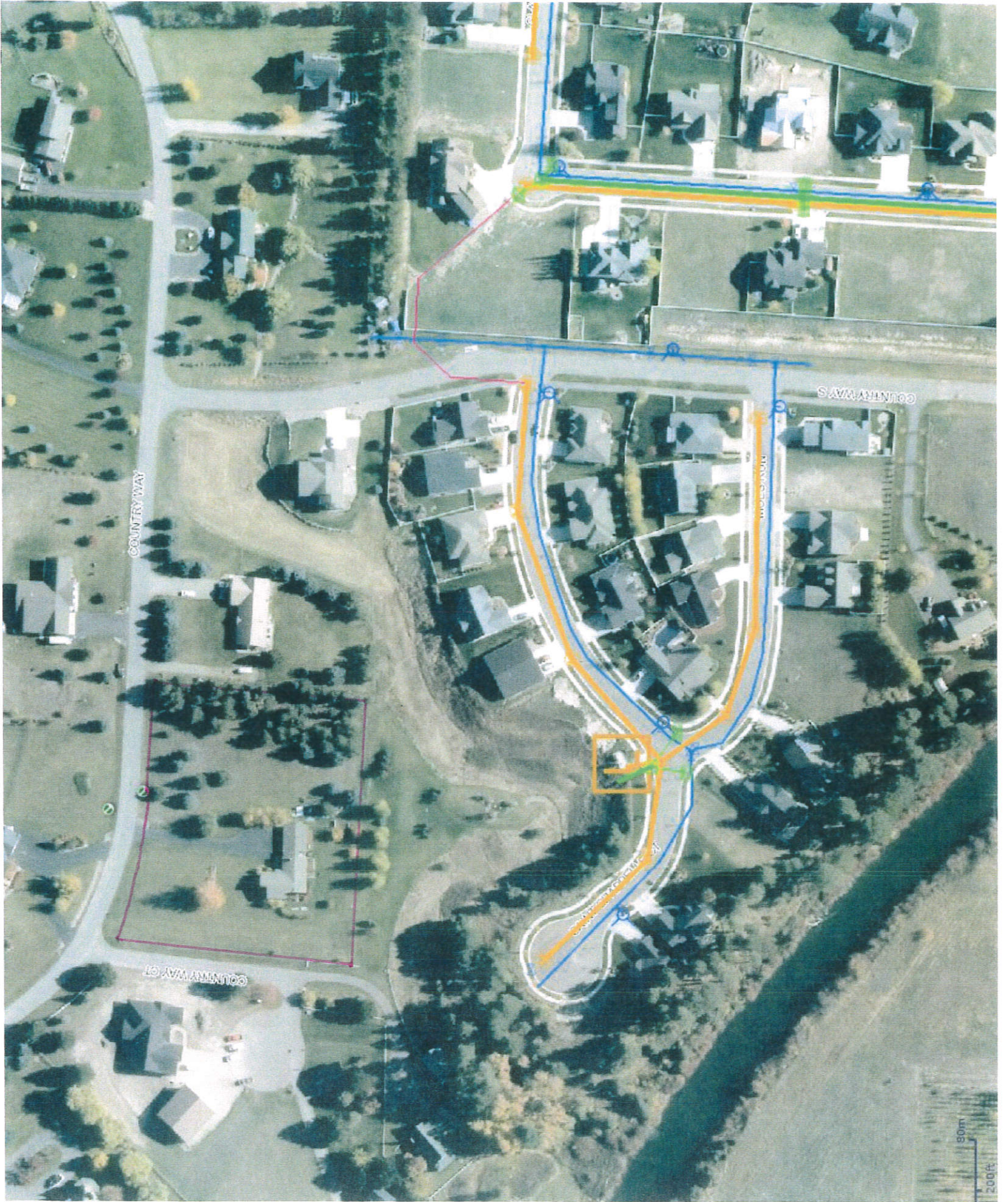
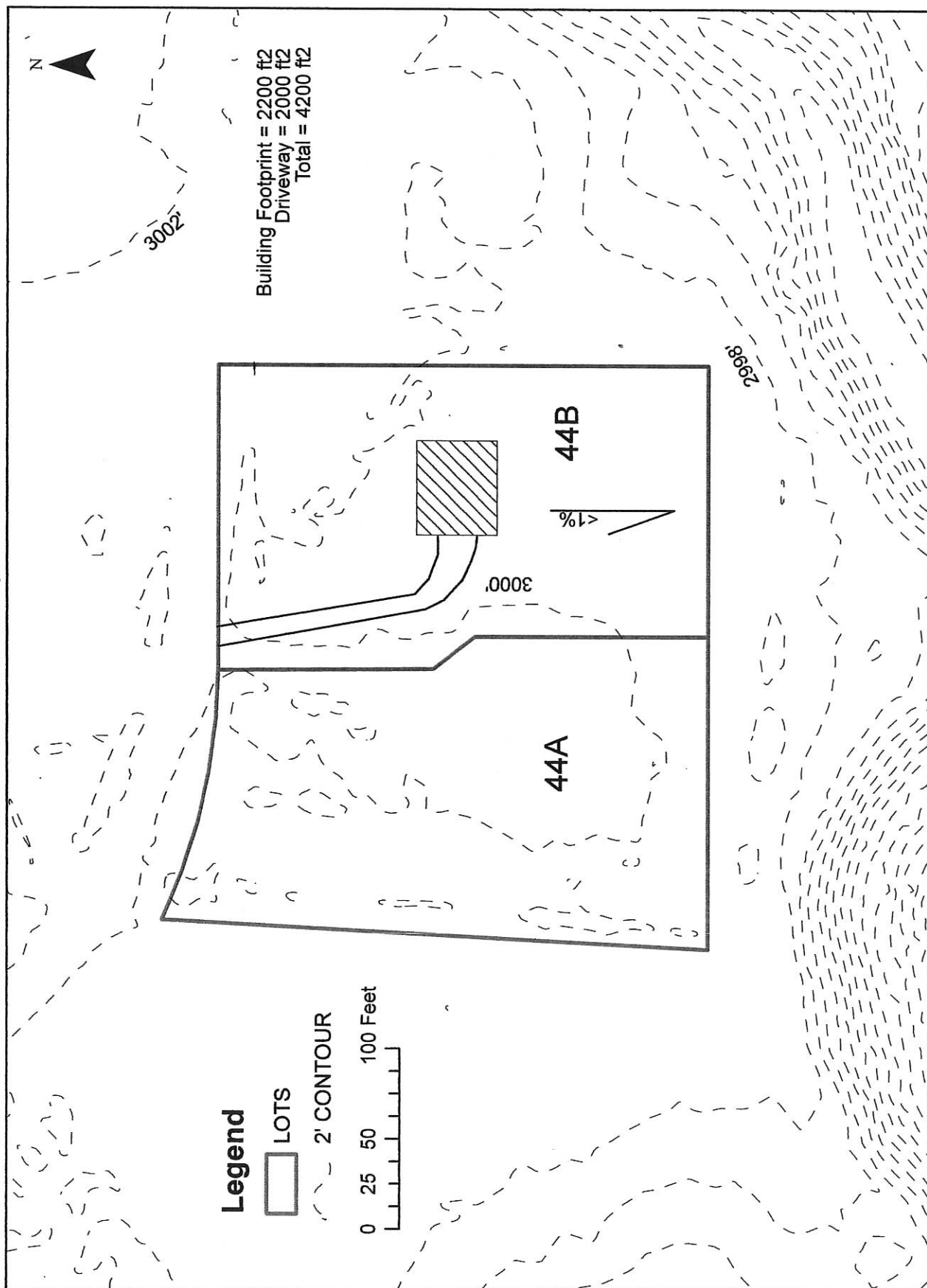


FIGURE 5



FIGURE 6

**SLOPE LOT 44**  
NE 1/4, Section 31, T. 29N, R. 21W  
Flathead County



~~November 23, 1998~~

ATTACHMENT 1

MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY

PERCOLATION TEST FORM

Owner Name BRENT HIGGINS

Project Name COUNTRY VILLAGE LOT 44, UNIT 2

Lot or Tract Number LOT 44 Test Number \_\_\_\_\_

Diameter of Test Hole 6" Depth of Test Hole 24"

Date and Time Soak Period Began 3/14/05 <sup>6:00P</sup> Ended 10:00 P.M.

Date Test Began 3/15/05

Test Results

Start Time of Day	End Time of Day	Time Interval (minutes)	Initial Distance below reference point	Final Distance below reference point	Drop in water level (inches)	Percolation Rate (minutes/inch)
9:04A	9:34A	30	18	19 1/2"	1 1/2"	20
9:35	10:05A	30	18	19 3/8"	1 3/8"	21.8
10:06	10:36	30	18	19 3/8"	1 3/8"	21.8

I certify that this percolation test was done in accordance with WQB-6, Appendix A.

JEFF H. LARSEN

Name (printed)

Jeff H. Larsen  
Signature

3/14/05

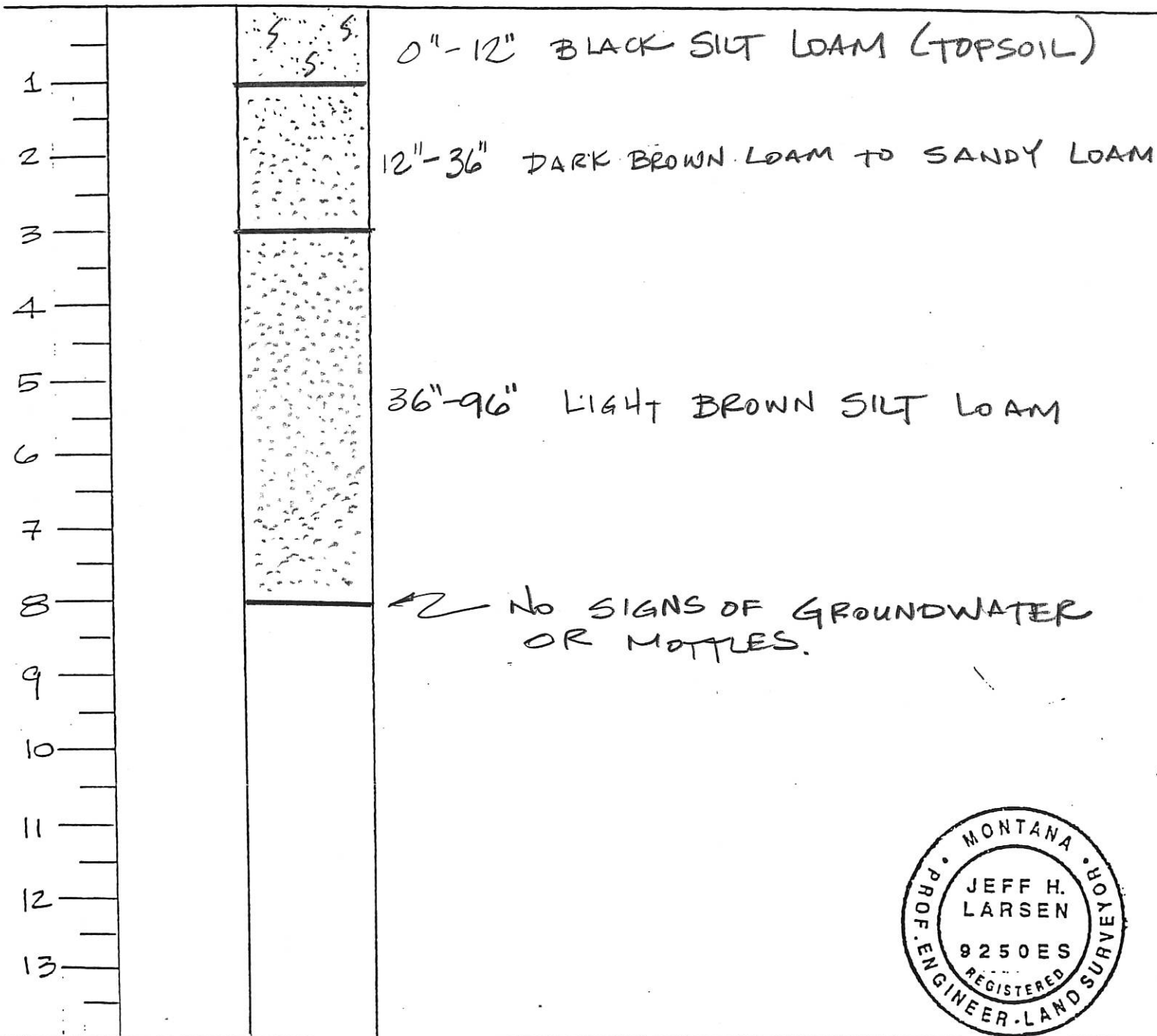
Date

LARSEN

Company

## SOIL PROFILE LOG

DEPTH IN FEET	TYPICAL LEACHFIELD CROSS- SECTION	GRAPHIC LOG	NAME: <u>Higgins</u>	JOB NO. _____
			LOT NO: <u>LOT 44 Country Village</u>	DATE: <u>4/1/04</u>
			TEST PIT NO: <u>#2</u>	BY: <u>J. LARSEN</u>
			DESCRIPTION _____	



REMARKS:

EQUIPMENT:



ATTACHMENT 3

# Flathead County Water & Sewer District #1 - Evergreen



130 Nicholson Drive • Kalispell, MT 59901  
Phone: (406) 257-5861 • Fax: (406) 756-1588

March 17, 2016

Brent Higgins  
640 Country Way  
Kalispell, MT 59901

Dear Mr. Higgins:

The District can provide water service to a residence on a new lot created from the division of your existing lot at 640 Country Way. This property is described on the attachment that you provided to me.

Water service will be provided at the owner's expense and in compliance with all District standards and specifications. You must also provide us with a signed approval from Flathead County. I am including a copy of that form.

Please contact me if you require additional information.

Sincerely,

  
Roberta Struck  
District Manager

APR 14 2016

## LOT 44B COUNTRY VILLAGE #2

## Nitrate Sensitivity Analysis

GWIC#	<u>84304</u>	<u>84305</u>	<u>84303</u>
Total Depth	280	235	298
Static Water Level	50	70	94
Pumping Water Level	250	135	200
Yield gpm	100	15	45
Aquifer Thickness	unk	unk	unk
Transmissivity(T)	716	427	642

## VARIABLES

K - Hydraulic Conductivity (average of T)	595 ft/day
I - Hydraulic Gradient (1/3 slope method)	0.001 ft/ft
D - Depth of Aquifer	16.4 ft
L - Mixing Zone Length	100 ft
Y - Width of Drainfield Perpendicular to Ground Water Flow	80 ft
Ng - Background Nitrate	0.2 mg/L
Nr - Nitrate in Precipitation	1.0 mg/L
Ne - Nitrate in Effluent	50 mg/L
#I - Number of Single Family Homes on the Drainfield	1
QI - Quantity of Effluent per Single Family Home	26.7 ft <sup>3</sup> /day
P - Precipitation	20 in/yr
V - Percent of Precipitation Recharging Ground Water	0.20

## FROM EQUATIONS

W - Width of Mixing Zone Perpendicular to Ground Water Flow	97.5 ft
Am - Cross Sectional Area of Aquifer Mixing Zone	1599 ft <sup>2</sup>
As - Surface Area of Mixing Zone	9750 ft <sup>2</sup>
Qg - Ground Water Flow Rate	951 ft <sup>3</sup> /day
Qr - Recharge Flow Rate	8.9 ft <sup>3</sup> /day
Qe - Effluent Flow Rate	26.7 ft <sup>3</sup> /day

## SOLUTION

Nt - Nitrate Concentration at End of Mixing Zone	<u>1.55 mg/L</u>
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ATTACHMENT 4



Welcome

Welcome to the online web mapping application of the Montana Bureau of Mines and Geology.

Layers

Basemaps

Current Basemap: Topographic

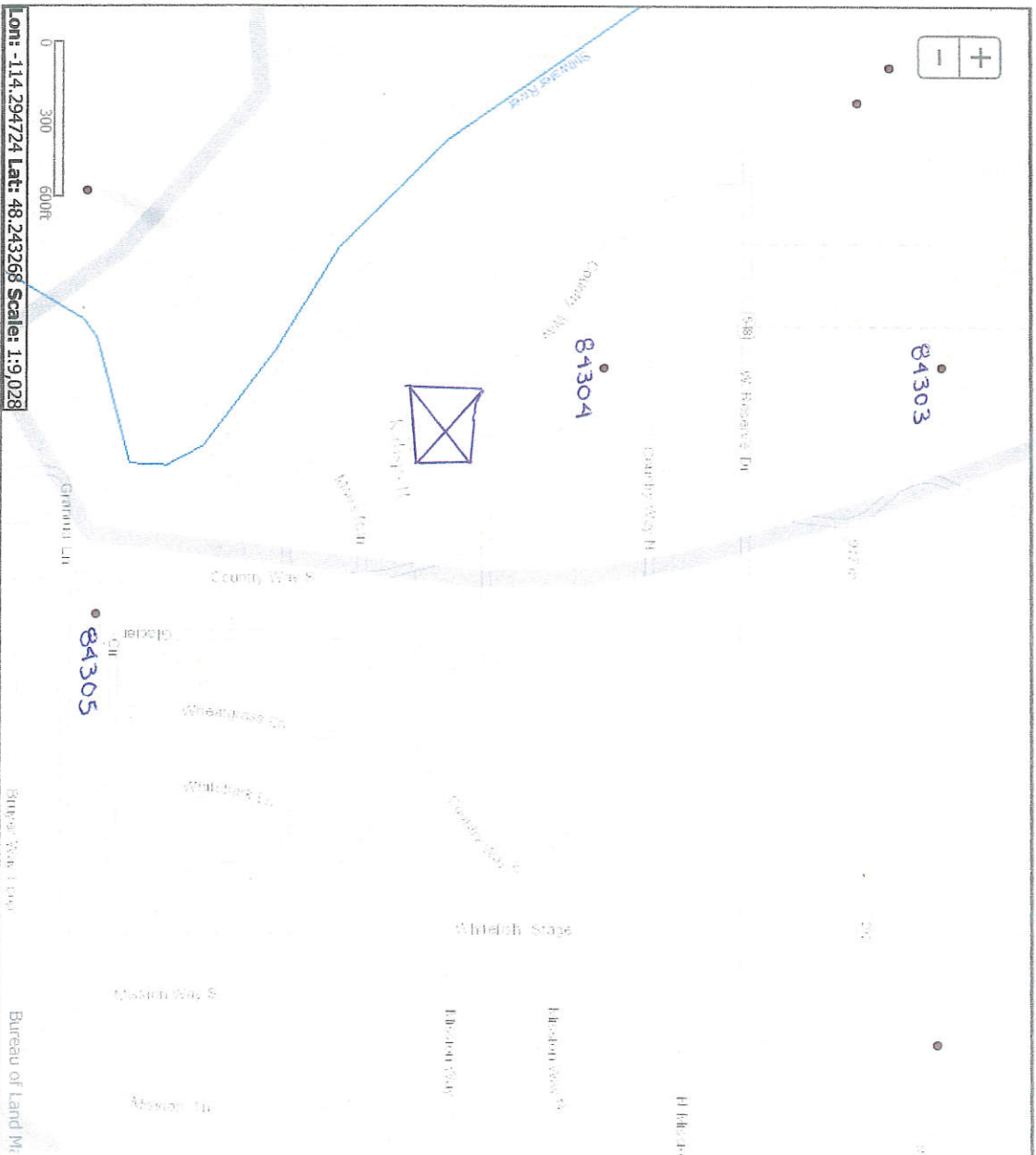
GMIC Wells

MBMG GWAAAMON Network

HUC Boundary

Streams

Legend/Tools



# ATTACHMENT 5

## LOT 44B COUNTRY VILLAGE #2 Phosphorous Breakthrough Analysis

### VARIABLES

Lg - Length of Drainfield Perpendicular to Ground Water Flow	80 ft
L - Length of Drainfield Long Axis	80 ft
W - Width of Drainfield Short Axis	24 ft
B - Depth to Ground Water from Bottom of Drainfield Laterals	6 ft
D - Distance from Drainfield to Surface Water	780 ft
T - Phosphorous Mixing Depth in Ground Water	0.5 ft
Sw - Soil Weight	100 lb/ft <sup>3</sup>
Pa - Phosphorous Adsorption Capacity of Soil	200 ppm
#I - Number Single Family Homes on Drainfield	1

### CONSTANTS

Pl - Phosphorous Load per Single Family Home	6.44 lbs/yr
X - Conversion Factor for ppm to percentage	1.0+06

### FROM EQUATIONS

Pt - Total Phosphorous Load	6.44 lbs/yr
W1 - Soil Weight under Drainfield	1.152e+06 lbs
W2 - Soil Weight from Drainfield to Surface Water	3.12e+06 lbs
P - Total Phosphorous Adsorption by Soils	854 lbs

### SOLUTION

BT - Breakthrough Time to Surface Water	<b><u>133 yrs</u></b>
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## Stormwater Drainage Plan

### Re-Subdivision Lot 44

Lot 44 Country Village #2 is a flat lot with a slope of less than 1%; see attached slope map. All stormwater is currently absorbed on the property. There is no run off from the lot to other properties and no water runs onto or is passed through the lot. Heavy rains in June of 2005, 2012 and 2014 did not result in ponding on the lot.

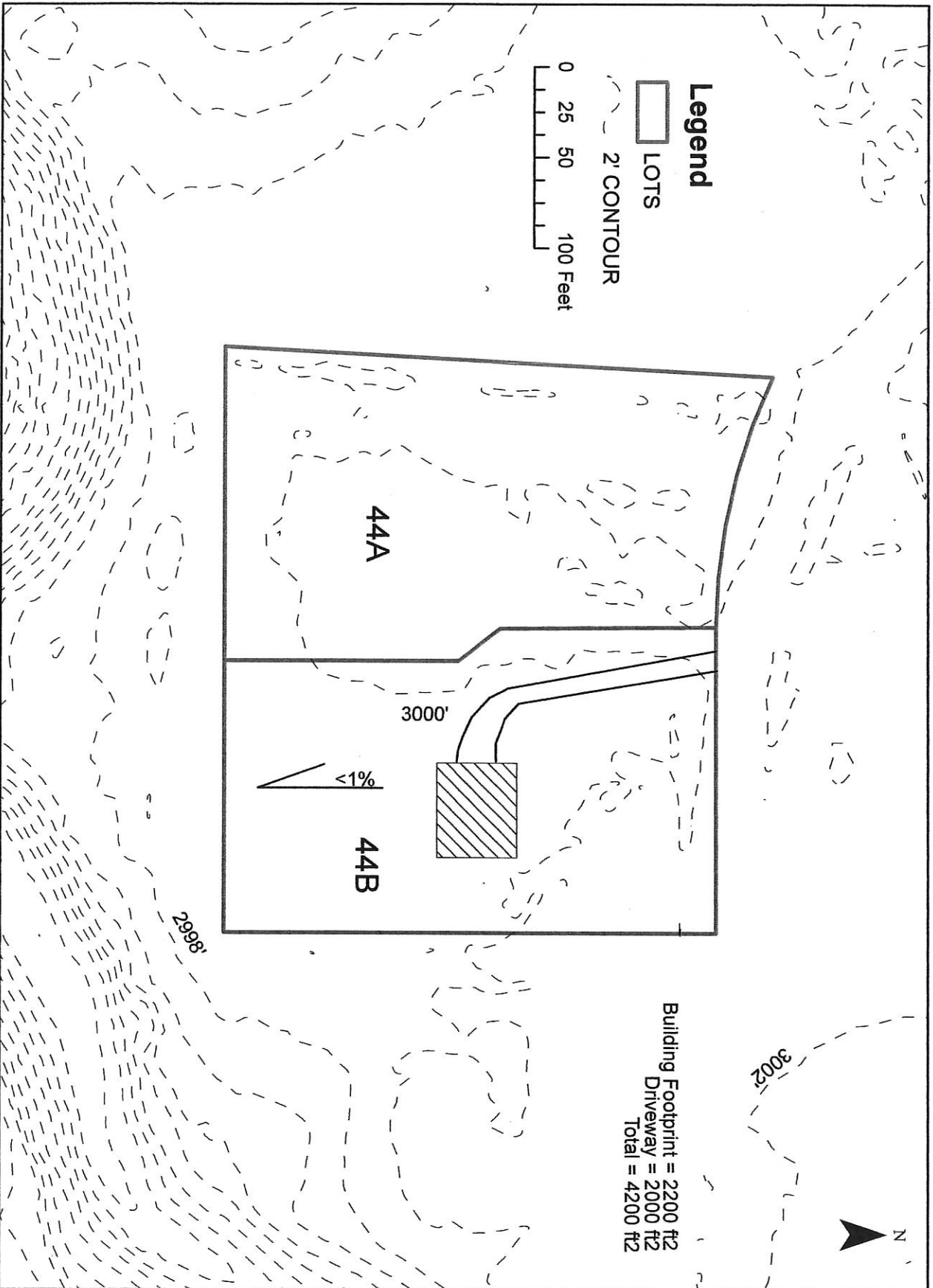
Lot 44A with the existing dwelling is fully landscaped with approximately 20,000 ft<sup>2</sup> of lawn. Lot 44B is partially landscaped with the other areas covered by natural grasses and 25+ spruce and pine trees.

There will be no earth moving, scraping or changes to topography needed to prepare the new lot for development. Construction of a new dwelling and driveway will convert 4200 ft<sup>2</sup> to hard surface. This is expected to produce 84 ft<sup>3</sup> of run off  $[4200 \text{ ft}^2 \times (0.4"/12") \times (0.9 - 0.3)]$ . Completion of landscaping after home construction will off set the additional run off.

A stormwater drainage plan under DEQ8 is not provided because the re-subdivision meets the criteria of ARM 17.36.310(3):

- (a) 2 lot subdivision;
- (b) slope less than 1%;
- (c) unvegetated area will be less than 15%;
- (d) no new drainage structures necessary;
- (e) no increase in storm water runoff to adjoining property;
- (f) no pass through water;
- (g) map with contours (attached) and
- (h) building and drainfield is above 100 yr flood.

SLOPE LOT 44





# Evergreen Fire Rescue



2236 Hwy. 2 E. Kalispell MT 59901

Phone 406-752-4636 Fax 406-752-1540 P. O. Box 5008, Kalispell MT 59903

04/01/2016

Subject: lot split Country Village, at 640 Country Way, Kalispell Montana and legally located in sec. 31, T. 29 N. R. 21 W., P.M.M. Flathead County, Montana

To whom it may concern,

Evergreen Fire Rescue has reviewed the plans for said subdivisions lot split. It appears that all fire requirements have been met at this time, and Evergreen Fire Rescue will provide fire services.

A handwritten signature in black ink, appearing to read "Ben Covington".

Ben Covington  
Fire Marshal

APR - 4 2016

## ATTACHMENT 8

### WEED CONTROL PLAN

#### Lot 44 Re-Subdivision

Lot 44A is completely landscaped. Standard yard maintenance and weed controls are applied during the growing season. There are no noxious weeds or invasives on this lot.

Lot 44B is partial landscaped with a mixture of lawn areas, tree and shrub landscaping, wild grasses, and areas of mature spruce and pine trees. Non-landscaped areas of Lot 44B are sprayed twice a year for weeds. Because the parcels behind the lot were undeveloped until recently, knapweed has been an invasive issue. Herbicide application and hand pulling is used to address this problem. Spraying and hand pulling will continue in order to control the invasion in preparation for final landscaping. Once fully landscaped standard yard maintenance and weed control will be adequate.

There are no common areas or undeveloped areas as part of this re-subdivision.